

CERTIFICATE OF RECORD  
Faulkner County, AR Fee \$210.00  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
In Doc Num L202305702 3 Pages  
05/03/2023 09:16:27 AM  
Nancy Eastham  
Faulkner County Circuit Clerk  
BY: SMIX D.C.  
NON JUDICIAL FORECLOSURE NOTICE

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-004194

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL  
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION  
IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY  
WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST  
YOU  
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL  
BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on July 17, 2023, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Faulkner County, Arkansas more particularly described as follows:

LOT 25, SPRADLIN & ROSE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT  
BOOK C, PAGE 129, RECORDS OF FAULKNER COUNTY, ARKANSAS.  
Street Address: 15 Gilley Ln Conway AR 72032

WHEREAS on July 22, 2003, Robert Masters, an unmarried person, executed a Mortgage in favor of Allied Home Mortgage Capital Corp. Said Mortgage was recorded on July 24, 2003, as instrument number 2003-18400 in the real property records of Faulkner County, Arkansas. Mortgage was subsequently assigned to Chase Manhattan Mortgage Corporation by virtue of an assignment dated July 22, 2003, and recorded on July 24, 2003, as instrument number 2003-18403 in the real property records of Faulkner County, Arkansas. Mortgage was subsequently assigned to Bayview Loan Servicing, LLC, a Delaware Corporation by virtue of an assignment dated May 8, 2017, and recorded on May 22, 2017, as instrument number 201707808 in the real property records of Faulkner County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated July 18, 2022, and

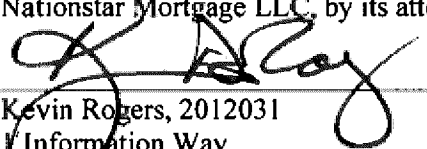
recorded on July 18, 2022, as instrument number L202212846 in the real property records of Faulkner County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell TX 75019 at Telephone No. 888-480-2432; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due December 1, 2022, and each subsequent payment to date are now due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens or encroachments; any unpaid and/or delinquent taxes or special assessments; any statutory redemption rights of any governmental entity; any prior liens or encumbrances as well as any priority created by a UCC or fixture filing; and, to any matter that an accurate survey of the property might disclose. This property is being sold "as is" with no representation as the condition of any structure(s) thereon or the accuracy of the above legal description. Transfer taxes and recording fees are the responsibility of the purchaser.

**\*\*THIS SPACE INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 2 day of May, 2023.  
Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law

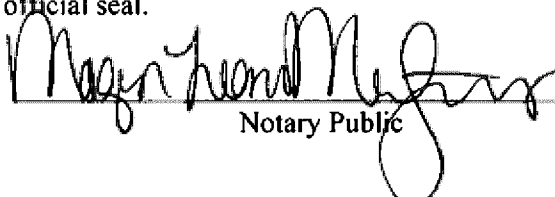
  
\_\_\_\_\_  
Kevin Rogers, 2012031  
Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-004194

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 2 day of May, 2023, before me, the undersigned officer,  
personally appeared Kevin Rogers known to me to be the person who subscribed to the within  
instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public

